176.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,900 / 692,900
					USE VALUE:	692,900 / 692,900
					ASSESSED:	692,900 / 692,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTANTINO JOANNE
Owner 2:	CARRIGAN MAUREEN B
Owner 3:	
Street 1:	94 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DINES ALLAN E -
Owner 2:	TISSENBAUM HEIDI A -
Street 1:	94 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	323,300		369,600	692,900
Total Card	0.083	323,300		369,600	692,900
Total Parcel	0.083	323,300		369,600	692,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.44 | /Parcel: 412.4

Legal Description

User Acct 118553

GIS Ref

GIS Ref

Insp Date 07/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0017.0

!13778!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,300	0	3,600.	369,600	692,900	692,900	Year End Roll	12/18/2019
2019	101	FV	245,200	0	3,600.	364,300	609,500	609,500	Year End Roll	1/3/2019
2018	101	FV	248,700	0	3,600.	279,800	528,500	528,500	Year End Roll	12/20/2017
2017	101	FV	248,700	0	3,600.	264,000	512,700	512,700	Year End Roll	1/3/2017
2016	101	FV	248,700	0	3,600.	242,900	491,600	491,600	Year End	1/4/2016
2015	101	FV	242,700	0	3,600.	227,000	469,700	469,700	Year End Roll	12/11/2014
2014	101	FV	242,700	0	3,600.	209,100	451,800	451,800	Year End Roll	12/16/2013
2013	101	FV	242,700	0	3,600.	209,100	451,800	451,800		12/13/2012

PRINT

Date	Time
12/11/20	03:41:09

LAST REV

Date	Time
08/10/18	10:09:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DINES ALLAN E	33687-239		9/21/2001		373,000	No	No		
SKEETE WALTON/E	29021-82		8/27/1998		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	118553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/1998	619	Redo Bat	2,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Meas/Inspect	BS	Barbara S
4/28/2009	Inspected	189	PATRIOT
12/18/2008	Measured	345	PATRIOT
12/3/2001	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/5/2000	Measured	243	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	0.99485052
Adj $ / SQ:	158.554
Other Features:	81090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397146
Depreciation:	73869
Depreciated Total:	323277

COMMENTS

PDAS. OF = SINK IN LAUNDRY AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

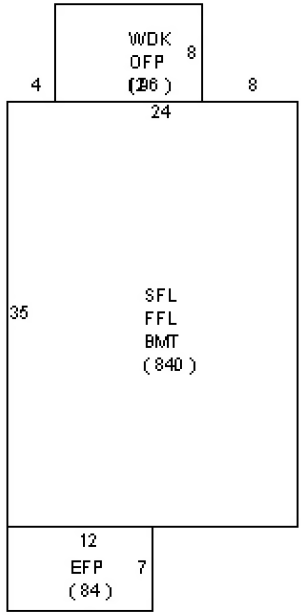
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	158.55
Special Features:	0	Val/Su Net:	115.63
Final Total:	323300	Val/Su SzAd	192.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	47.570	39,956
FFL	First Floor	840	158.550	133,186
SFL	Second Floor	840	158.550	133,186
OFP	Open Porch	96	33.510	3,217
WDK	Deck	96	15.920	1,528
EFP	Enclos Porch	84	59.330	4,984

Net Sketched Area: 2,796 | Total: 316,057

Size Ad 1680 | Gross Are 2796 | FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: